

**REPORT OF
PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**SURPLUS PROPERTY
FAIRVIEW DEVELOPMENTAL CENTER**

**NORTHWEST OF HARBOR BOULEVARD AND FAIR DRIVE
COSTA MESA, ORANGE COUNTY, CALIFORNIA**

Prepared for:

**CALIFORNIA DEPARTMENT OF GENERAL SERVICES
REAL ESTATE SERVICES DIVISION**

Sacramento, California

October 27, 2004

MACTEC Project 4953-04-2801





October 27, 2004

Mr. Faizi Pourhosseini
California Department of General Services
Real Estate Services Division
707 3rd Street, Suite 4-105
West Sacramento, California 95605

Subject: **Report of Phase I Environmental Site Assessment
Surplus Property
Fairview Developmental Center
Northwest of Harbor Boulevard and Fair Drive
Costa Mesa, Orange County, California
MACTEC Project 4953-04-2801**

Dear Mr. Pourhosseini:

Attached is our report of Phase I Environmental Site Assessment (ESA) for the above-referenced site. In performing the Phase I ESA, we evaluate whether activities at the site or nearby properties may have contaminated the site's soil or ground water.

Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in this or similar localities at the time of service. This warranty is in lieu of all other warranties, expressed or implied. This report has been prepared for the California Department of General Services to be used solely in evaluating potential environmental implications at the subject site. The report has not been prepared for use by other parties, and may not contain sufficient information for purposes of other parties or other uses.

We appreciate the opportunity to work with you on this project. Please contact us if you have any questions or if we may be of further service.

Respectfully submitted,

MACTEC Engineering and Consulting, Inc.

A handwritten signature in blue ink, appearing to read "Jade Katsuda", with a long horizontal line extending to the right.

Jade Katsuda
Project Engineer

A handwritten signature in blue ink, appearing to read "Michael Dhunjishah", with a long horizontal line extending to the right.

Michael Dhunjishah, P.E.
Senior Principal Engineer

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(3 copies submitted)

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TABLE OF CONTENTS

Section	Page
EXECUTIVE SUMMARY	v
1.0 INTRODUCTION	1
2.0 PURPOSE, SCOPE, AND REPORT FORMAT	1
2.1 PURPOSE	1
2.2 SCOPE OF WORK	1
2.3 REPORT FORMAT	2
3.0 GEOLOGY, SURFACE DRAINAGE, AND GROUND-WATER FLOW	3
3.1 SURFACE DRAINAGE	3
3.2 GEOLOGY	3
3.3 GROUND-WATER	4
3.4 POTENTIAL PATHWAYS FOR CONTAMINANT MIGRATION	5
3.5 OIL AND GAS WELLS	5
4.0 SITE AND AREA RECONNAISSANCE	6
4.1 SITE RECONNAISSANCE	6
4.1.1 Site Description	6
4.1.2 Aboveground and Underground Storage Tanks	7
4.1.3 Hazardous Substances and Petroleum Products	7
4.1.4 Solid Waste	7
4.1.5 Electrical Transformers	7
4.1.6 Utilities	7
4.1.7 Wetlands	7
4.1.8 Air Emissions	7
4.1.9 Wells and Mine Shafts	8
4.1.10 Pits, Ponds and Lagoons	8
4.1.11 Wastewater/Effluent Discharge	8
4.1.12 Sensitive Receptors	8
4.1.13 Asbestos	8
4.1.14 Lead-Based Paint	8
4.1.15 Dry Cleaning	8
4.1.16 Other	8
4.2 AREA RECONNAISSANCE	9
4.2.1 North	9
4.2.2 East	9
4.2.3 South	9
4.2.4 West	10
4.2.5 Summary of Area Reconnaissance	10
5.0 HISTORICAL REVIEW	11
5.1 PAST SITE USE	11
5.2 PAST USE OF SURROUNDING PROPERTIES	11
6.0 REGULATORY AGENCY INFORMATION	13
6.1 FEDERAL CONTACTS	13
6.2 STATE CONTACTS	15
6.3 OTHER LISTS	18
6.4 AGENCY CONTACTS	21
6.5 SUMMARY OF RECORDS REVIEW	23
7.0 CONCLUSIONS AND RECOMMENDATIONS	24

8.0 LIMITATIONS.....25
9.0 INFORMATION SOURCES.....26

LIST OF FIGURES

Figures

- 1 Site Location Map
- 2 Site and Vicinity Map

APPENDIX A: PHOTOGRAPHS

APPENDIX B: THE EDR-RADIUS MAP WITH GEOCHECK®

EXECUTIVE SUMMARY

The California Department of General Services – Real Estate Services Division (DGS-RES) engaged MACTEC Engineering and Consulting, Inc. (MACTEC) to perform a Phase I Environmental Site Assessment (ESA) of the Surplus Property (subject site) located northwest of the Harbor Boulevard and Fair Drive intersection in Costa Mesa, Orange County, California. Our services were provided in general accordance with the State of California Contract No. 3044425, Amendment No. 7, dated August 31, 2004.

This executive summary is a synopsis of findings based on our Phase I ESA. For detailed information regarding the findings, please refer to the text of our report.

The subject site is located on the west side of Harbor Boulevard approximately 250 feet north of the Fair Drive intersection in Costa Mesa, Orange County. The subject site consists of an approximately 4.7-acre, irregular-shaped parcel of undeveloped land that is relatively flat and lightly vegetated with grasses and a few trees. A chain link fence encloses the property.

During our field reconnaissance, we did not observe conditions on the site or immediately adjacent surrounding properties that, in our opinion, would warrant an environmental concern. The subject site consists of undeveloped land. We observed four manhole covers east of the subject site western boundary that were likely related to an underground communications line running beneath the western border of the subject site. No other indications of structures or illegal disposal practices were documented. Properties surrounding the site consist of single- and multi-family residential neighborhoods, car dealerships, the Fairview Developmental Center, a gasoline service station, and a golf course.

The historical references we reviewed indicate that the subject site has remained as undeveloped land from 1938 through the present. The properties surrounding the subject site were undeveloped land until at least 1953. Between 1953 and 1968, the Fairview Developmental Center was constructed west of the subject site, a golf course to the south, and single-family residential neighborhoods to the east. In 1958 and 1959, a gasoline service station was constructed approximately 200 feet southeast of the subject site. In 1974, a car dealership was constructed east of the subject site and by 1989, multi-family residences were constructed to the north.

The subject site did not appear on regulatory databases reviewed during the assessment. One adjacent and several nearby facilities appeared on the regulatory database report. With the exception of a gasoline service station (United Oil and Carwash) located approximately 200 feet southeast of the subject site, the facilities listed on the regulatory database report, in our opinion, do not represent an environmental concern to the subject site based on the location and/or status of the listings.

Based on the findings of our environmental assessment, we have arrived at the following conclusions:

- The use of herbicides and/or pesticides on the subject site is a possibility. Therefore, it may be prudent to perform a limited subsurface investigation to evaluate whether residual herbicides and/or pesticides exist within the subsurface soils at the subject site.
- A gasoline service station, located approximately 200 feet southeast of the subject site, has been in service for over 40 years. The facility is on the Leaking Underground

Storage Tank list. Diesel fuel and additives and waste/used oil have leaked from underground storage tanks into the ground water beneath the facility. Based on this information, this facility may have contaminated, or has the potential to contaminate, the subject site's soil or ground water. Therefore, this facility represents an environmental concern to the subject site and warrants further investigation. We recommend reviewing available regulatory files at the Santa Ana Regional Water Quality Control Board to document whether impacted ground water from this property has migrated beneath the subject site

At your request, we can prepare a scope of work and opinion of cost to address these historic and current recognized environmental conditions.

